

085.A

0006

0009.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

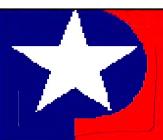
793,000 / 793,000

USE VALUE:

793,000 / 793,000

ASSESSED:

793,000 / 793,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
9		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #: 9

Owner 1: NARAYAN PADMA

Owner 2:

Owner 3:

Street 1: 9 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARNEY JOHN -

Owner 2: -

Street 1: 98 RICHFIELD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2015, having primarily Vinyl Exterior and 2299 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8316																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	793,000			793,000		318819
							GIS Ref
							GIS Ref
							Insp Date
							09/26/18

PREVIOUS ASSESSMENT								Parcel ID	085.A-0006-0009.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	778,700	0	.	.	778,700	778,700	Year End Roll	12/18/2019		
2019	102	FV	760,700	0	.	.	760,700	760,700	Year End Roll	1/3/2019		
2018	102	FV	690,900	0	.	.	690,900	690,900	Year End Roll	12/20/2017		

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
CARNEY JOHN,	67022-30	3/31/2016	Sale Price V Tst Verif Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/26/2018										Measured	DGM	D Mann
4/26/2018										NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Average	Other Fixture=Jacuzzi Tub.									
Sty Ht:	2T - 2 & 3/4 Sty			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average										
Prime Wall:	4 - Vinyl			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Average										
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	MOSS			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	2015	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:	G18	Fact:	.	Floor:													
Const Mod:				% Own:	50.000000000												
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	2.4	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	6	3					
Sec Int Wall:		%		Economic:				Additions:									
Partition:	T - Typical			Special:				Kitchen:									
Prim Floors:	3 - Hardwood			Override:				Baths:									
Sec Floors:		%		Total:	2.4	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	245.00			Heating:									
Bsmnt Gar:	1			Size Adj.:	0.76098305			General:									
Electric:	3 - Typical			Const Adj.:	1.04989493			COMPARABLE SALES				SUB AREA					
Insulation:	3 - Typical			Adj \$ / SQ:	195.743			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:				Other Features:	57805												
Heat Fuel:	2 - Gas			Grade Factor:	1.00												
Heat Type:	15 - H.V.A.C			NBHD Inf:	1.60000002												
# Heat Sys:				NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	812510												
% Com Wall:		% Sprinkled:		Depreciation:	19500												
				Deprecated Total:	793009												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 085.A-0006-0009.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					

UnSketched SubAreas:
GLA: 2299,

IMAGE **AssessPro Patriot Properties, Inc**